

IN RE: PETITION FOR ADMIN. VARIANCE
NW/S Middle River Avenue, 118.58'
SW center Patapsco Avenue
15th Election District
5th Councilmanic District
(3714 Middle River Avenue)

W. Christina & John T. Parrott
and Anna L. German
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-307-A

*
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, W. Christina & John T. Parrott and Anna L. German. The variance request is for property located at 3714 Middle River Avenue in the Middle River area of Baltimore County. The variance request is from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling to have a side yard setback of 8 ft. in lieu of the required 10 ft. and to have an existing accessory structure (garage) located in the front and side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

000
2/25/02
R. German

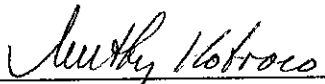
requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

As of the date of this Order, the Department of Environmental Protection and Resource Management (DEPRM) has not completed its review of this project. Therefore, the relief granted herein is subject to the Petitioners' compliance with any recommendations made by DEPRM upon completion of their review.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of February, 2002, that a variance from Sections 1B02.3.C.1 and 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed single-family dwelling to have a side yard setback of 8 ft. in lieu of the required 10 ft. and to have an existing accessory structure (garage) located in the front and side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER GRANTED TO SET PLANNING
DATE 2/25/02
BY [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 25, 2002

Mr. & Mrs. John T. Parrott
Ms. Anna L. German
3714 Middle River Avenue
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 02-307-A
Property: 3714 Middle River Avenue

Dear Mr. & Mrs. Parrott and Ms. German:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





6 BCA • Flood

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3714 MIDDLE RIVER AVE
which is presently zoned DR 3-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1, 400.1 (B02R)

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO HAVE
A SIDEYARD SETBACK OF 8' IN LIEU OF THE REQUIRED 10'
AND TO HAVE AN EXISTING ACCESSORY STRUCTURE (GARAGE)
LOCATED IN THE FRONT AND SIDEYARD IN LIEU OF THE
REQUIRED REAR YARD,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 25 day of February, 2002, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 02-307-A

Reviewed By LTM

Date 1/23/02

Estimated Posting Date

02/03/02

REV 10/25/01

ORDER RECEIVED FOR FILING

Date 2/25/02
By [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

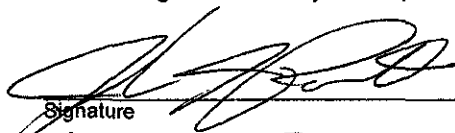
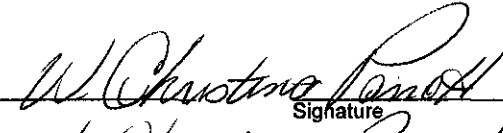
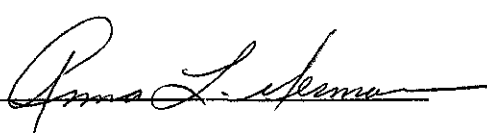
That the Affiant(s) does/do presently reside at

3714 Middle River Ave.
Address
Baltimore, Md 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

please see attached

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

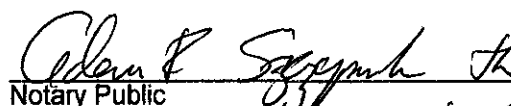
		
Signature	Signature	
<u>John J. Parrott</u>	<u>W. Christina Parrott</u>	<u>Anna L. German</u>
Name - Type or Print	Name - Type or Print	

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of Jan, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John J. Parrott, W. Christina Parrott, Anna L. German
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 9/10/2003

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

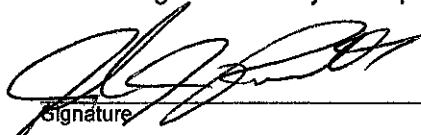
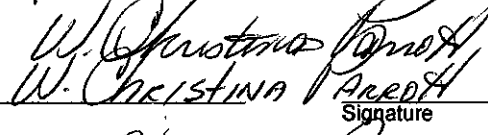
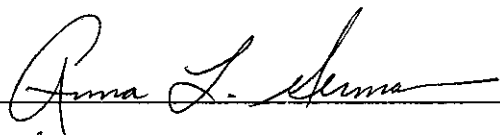
That the Affiant(s) does/do presently reside at:

Address 3714 Middle River Ave
City Baltimore, Md State Md Zip Code 21220

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (Indicate hardship or practical difficulty):

PLEASE SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

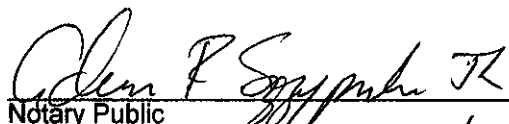
 Signature	 Signature	 Signature
<u>John J. Parrott</u> Name - Type or Print	<u>W. Christina Parrott</u> Name - Type or Print	<u>Anna L. German</u> Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of Jan, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John J. Parrott W. Christina Parrott, Anna L. German
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires 9/10/2003



CBCA Flood

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3714 Middle River Ave
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302.3. c. 1 (BCZR)
400.1

TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO HAVE
A SIDEYARD SETBACK OF 8' IN LIEU OF THE REQUIRED 10'
AND TO HAVE AN EXISTING ACCESSORY STRUCTURE (GARAGE)
LOCATED IN THE FRONT AND SIDEYARD IN LIEU OF THE
REQUIRED REAR YARD

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-307-A

Reviewed By LTM Date 1/23/02

Estimated Posting Date 2/03/02

RE: 3714 Middle River Avenue
Zoned DR 3.5

Dear Commissioner,

It is necessary that we build a larger home to accommodate our growing family of five. Therefore, the new dwelling that we plan to build is somewhat wider than our existing home. There is an existing two story garage (built by the original owners) located on an adjoining lot of ours that will remain.

This variance is being requested to slightly increase the distance between this existing garage on our property and our new home by moving the new structure closer to the property line between lots 301 and 300. Upon completion of the new structure the distance between the buildings will be 10'8" with the variance and only 8'8" without it.

We realize that we live in a Critical Bay area and our intention is to avoid encroaching on the land in front for this reason as well as respecting our neighbors' views and not impede upon it by extending our structure forward any further.

However, our main reason for this request is to secure a safe living environment for our family. Approving the variance would allow greater access to emergency equipment to our home should there ever be such a need. There is no easier or lesser obstructed area, with the existing utility poles, fences, sheds, etc., to access our property than at this opening.

Thank you for your consideration.

Sincerely,

John & Chris Penoff

* WE WOULD LIKE TO RETAIN THE GARAGE (EXISTING) FOR STORAGE.
LOCATING AN ACCESSORY STRUCTURE IN THE REAR YARD WOULD
CONFLICT WITH ENVIRONMENTAL REGULATIONS.

307

SCHEDULE "A"

BEGINNING FOR THE SAME on the northwest side of Middle River Avenue at the division line between Lots Nos. 300 and 301, as shown on the Plat of Long Beach Estates, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C., No. 4, folio 131 at the distance of south 55 degrees 36 minutes west 118.58 feet from the intersection of the northwest side of Middle River Avenue and the northwest side of Patapsco Avenue; thence binding on the northwest side of Middle River Avenue south 55 degrees 36 minutes west 118.58 feet; thence leaving the northwest side of Middle River Avenue and running parallel to the division line between Lots Nos. 301 and 302 as shown on the above referred to Plat North 66 degrees 54 minutes west 133.28 feet to the waters of Frog Mortar Creek; thence in a northeasterly direction along the waters of the said Creek 102.5 feet more or less to a point in line with the division line between Lots Nos. 300 and 301 first herein mentioned; thence binding along said division line south 66 degrees 54 minutes east 219.13 feet more or less to the place of beginning. Being Lot No. 301 and the northeasternmost 50 feet of Lot No. 302 as shown on the Plat of Long Beach Estates, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C., No. 4, folio 131. The improvements thereon being known as No. 3714 Middle River Avenue.

#

307

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **07832**

DATE 1/23/02 ACCOUNT 8001006 6150

AMOUNT \$ 50.00

RECEIVED FROM: W. CHRISTINA FAIRBOTT

FOR: FOOTING VOUCHER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
1/24/2002 1/23/2002 11:19:00

REF: 4501 CREDIT CARD AND DEBIT
RECEIPT # 000540 1

DEPT: 5 570 ZONING VERIFICATION

CP NO. 007832

Receipt for \$0.00

\$0.00 OK 100 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-307-A

Petitioner/Developer: JOHN

PARLOTT

Date of Hearing/Closing: 2/18/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 3714 MIDDLE RIVER
AVE

The sign(s) were posted on 2/3/02
(Month, Day, Year)

Sincerely,

[Signature] 2/3/02
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

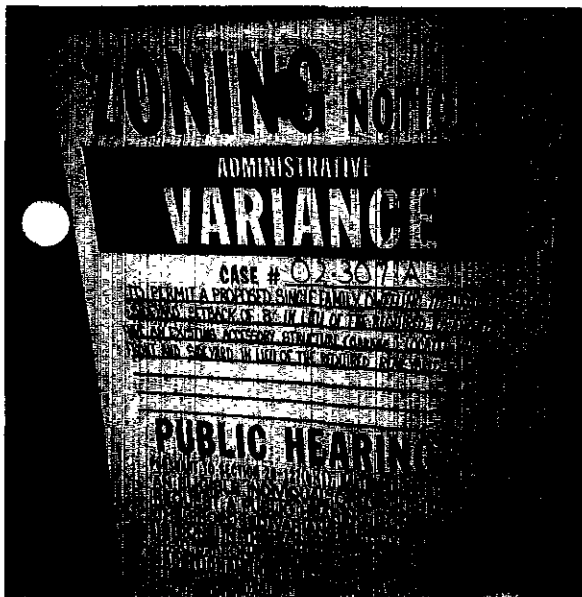
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-307-A

Petitioner: John J. Parrott

Address or Location: 3714 Middle River Ave

PLEASE FORWARD ADVERTISING BILL TO:

Name: John J. Parrott

Address: 3714 Middle River Ave

Baltimore, MD 21220

Telephone Number: 410-335-8887

ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 307 -A

Address 3714 MIDDLE RIVER AVE.

Contact Person: LYND T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 1/23/02

Posting Date: 02/03/02

Closing Date: 02/18/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- I HAVE RECEIVED POSTING INFO*
1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
 2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
 3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
 4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 307 -A

Address 3714 MIDDLE RIVER AVE.

Petitioner's Name PARROTT

Telephone 410-335-8887

Posting Date: 02/03/02

Closing Date: 02/18/02

Wording for Sign: TO PERMIT A PROPOSED SINGLE FAMILY DWELLING TO HAVE A SIDEYARD SETBACK OF 8' IN LIEU OF THE REQUIRED 10' AND TO HAVE AN EXISTING ACCESSORY STRUCTURE (GARAGE) LOCATED IN THE FRONT AND SIDEYARD IN LIEU OF THE REQUIRED REARYARD

WCR - Revised 6/28/00



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 19, 2002

Christina & John Parrott
3714 Middle River Avenue
Baltimore MD 21220

Dear Mr. & Mrs. Parrott:

RE: Case Number: 02-307-A, 3714 Middle River Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 23, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. Gdz
Supervisor, Zoning

Review

WCR: gdz

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: March 7, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 19, 2002
Item No. 307

The Bureau of Development Plans Review has reviewed the subject zoning item.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

In accordance with Bill No. 18-90, Section 26-276, filling within a flood plain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential development.

The flood protection elevation for this site is 10.4 feet.

The building's engineer shall require a permit for this project.

Building shall be designed and adequately anchored to present flotation, collapse or lateral movement of structure with materials resistant to flood damage.

Flood resistant construction shall be in accordance with requirements of BOCA International Building Code adopted by the County.

RWB:HJO:cab

cc: File

ZAC-2-19-2002-ITEM NO 307-03072002.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 13, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF February 11, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 506,

307, 308, 309, 311, 312,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd G. Taylor *TGT*

DATE: March 11, 2002

SUBJECT: Zoning Item 307
Address 303 Middle River Road

Zoning Advisory Committee Meeting of February 11, 2001

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

_____ Additional Comments:

Reviewer: Keith Kelley

Date: March 11, 2002

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: February , 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 3714 Middle River Avenue

INFORMATION:

Item Number: 02-307

Petitioner: John Parrott & Christina Parrott

Zoning: DR 3.5

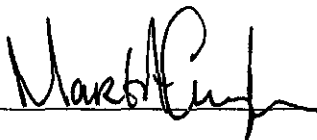
Requested Action: Varinace

SUMMARY OF RECOMMENDATIONS:

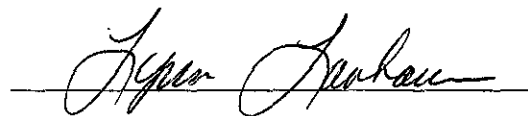
The Office of Planning supports the request to permit a side yard setback of 8 feet in lieu of the minimum required 10 feet contingent upon the following:

1. Submit elevation drawings of the proposed addition as well as any additional changes that will be made to the existing garage to this office for review and approval prior to the issuance of any building permits.

Prepared by:



Section Chief:



AFK/LL:MAC:

110 3.5



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 307

LTM

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

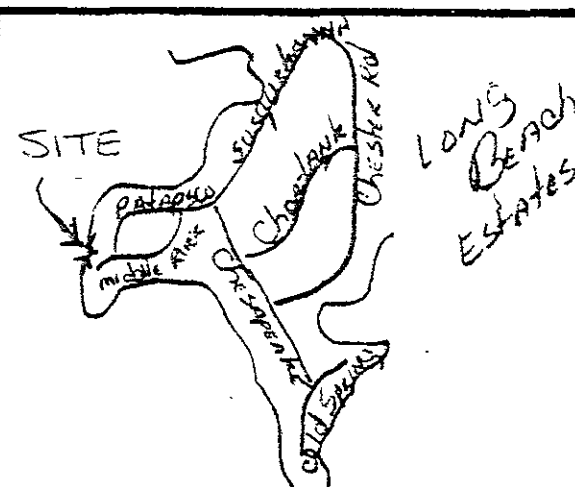
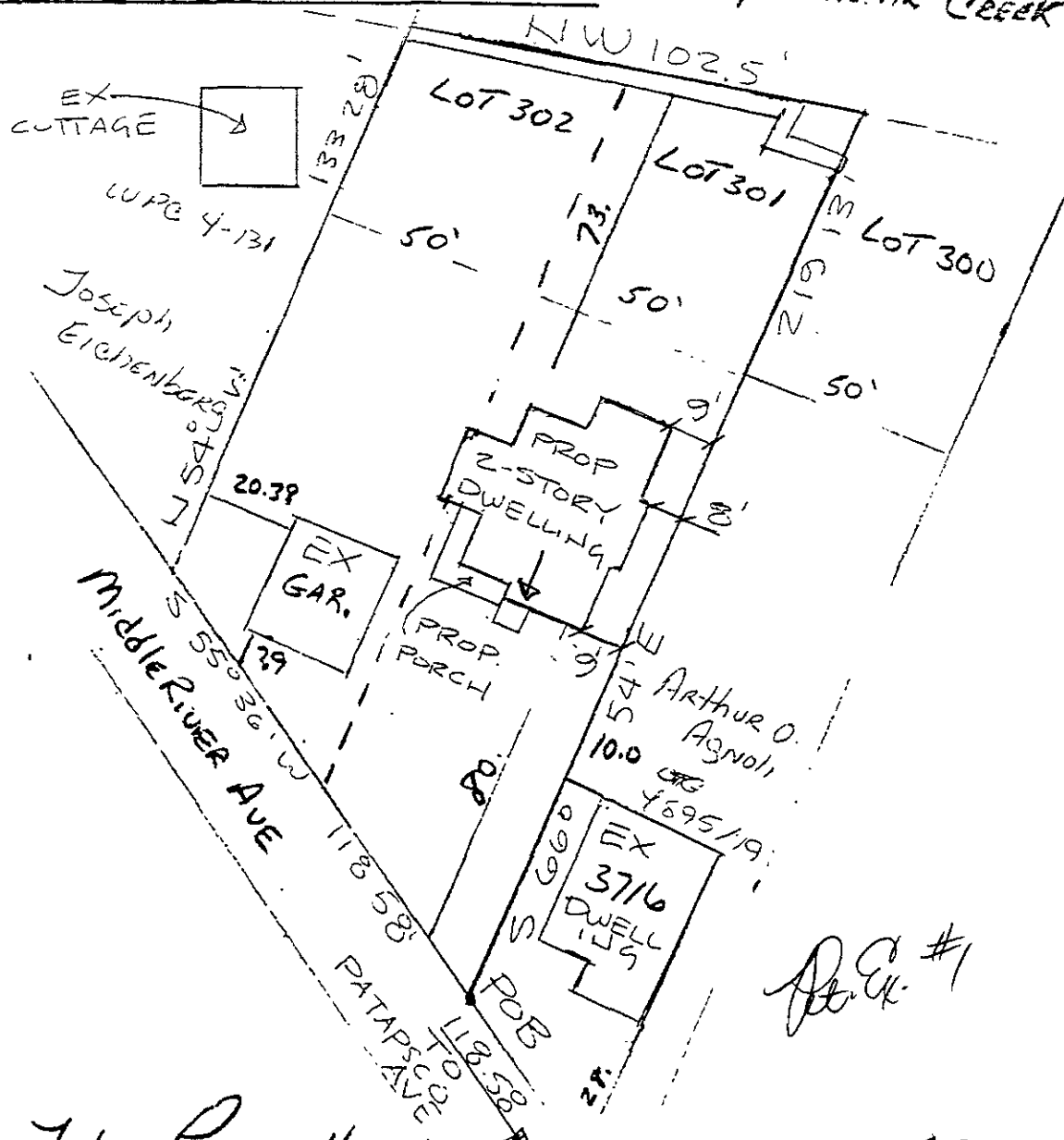
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

15-

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

OWNER John J. Pappott ET AL

Frog Mortar Creek



VICINITY MAP
SCALE: 1" = 1000'

ELECTION DISTRICT 15

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # NE 2K

ZONING *DR. 3.5*

LOT SIZE 44 19360
ACREAGE SQUARE FEET

SEWER * ☒ PUBLIC ☐ PRIVATE
MID FEB ☐

WATER ☒ ☐

CHESAPEAKE BAY

CRITICAL AREA	YES	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

100 YEAR FLOOD PLAIN ☒ ☐

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING *2050*

ZONING OFFICE USE ONLY

LTM | 307

PREPARED BY *John Farrott*

SCALE OF DRAWING: 1" = 40



N 6,000

1001

1" = 200' Scale
Zoning MAP # 1, 2-K

FROG

N 5,000

PIER

PIERS

D.R. 3.5

SUSQUEHANNA

MIDDLE

RIVER

PATAPSCO

AVE.

PRIVATE

2846-A

CHESAPEAKE

LONG
BEACH
ESTATES

D.R. 3.5

CHOPTANK

ROAD

CHESTER

AVE.

PIERS

PIERS

GALLOWAY

POINT

PIERS

WALL

PIERS

PIER

WALL

PIERS

63,000

51,500

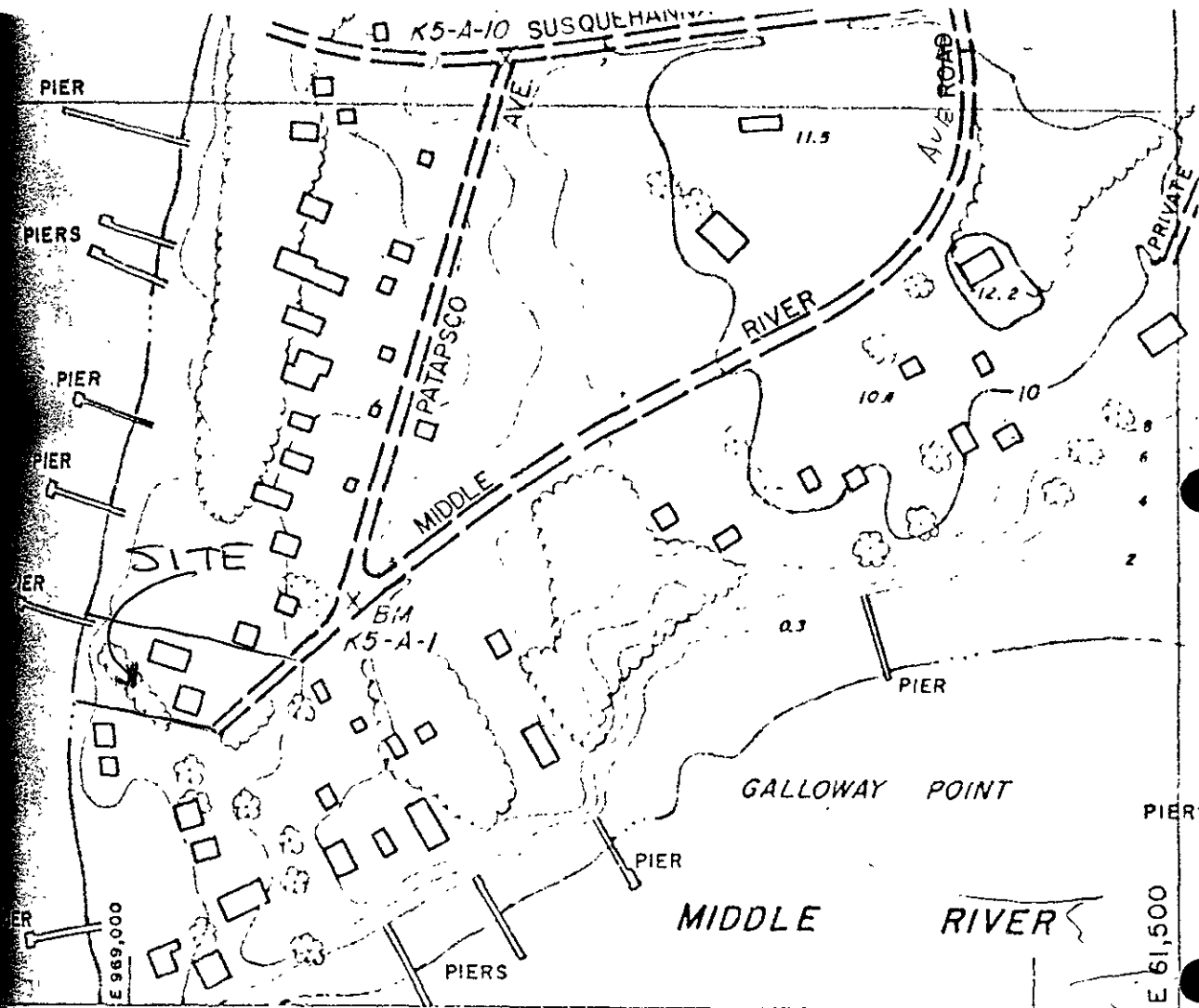
59,000

N 638,000

E 60,000

307

SITE



Z-SW

HE 2K
1"=200'

#307

SUBJECT PROPERTY PHOTO ADDENDUM

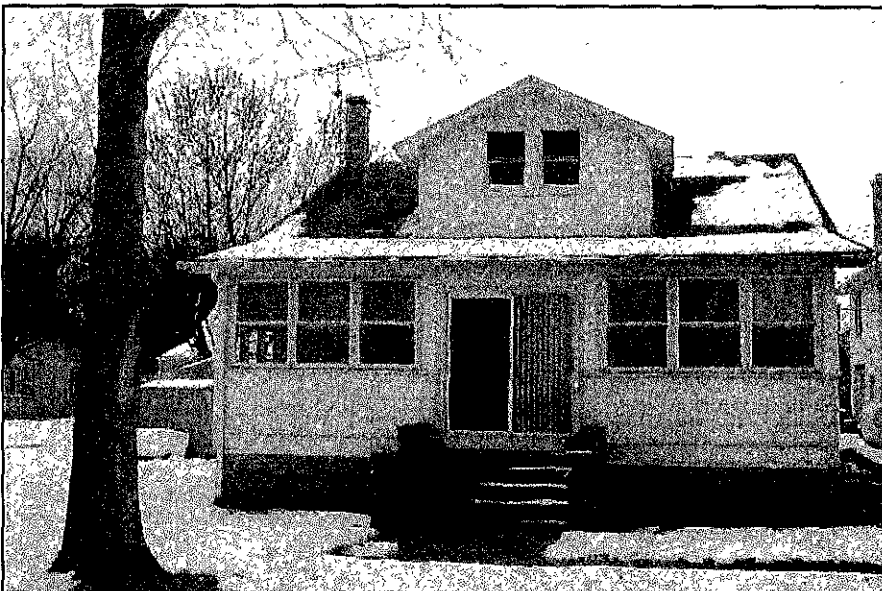


File No. 97-181



**FRONT VIEW OF
SUBJECT PROPERTY AT:**

3714 Middle River Ave.
Baltimore County, MD 21220
Appraised: 2/10/97



**REAR VIEW OF
SUBJECT PROPERTY**

307



STREET SCENE